107.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,300 / 841,300
					USE VALUE:	841,300 / 841,300
					ASSESSED:	841,300 / 841,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAHAM JANET A & RONALD R / TRS
Owner 2:	JANET A LAHAM LIVING TRUST
Owner 3:	
Street 1:	23 LANTERN LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAHAM RONALD R & JANET A -
Owner 2:	-
Street 1:	23 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .232 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10122.000	334,700		506,600	841,300
Total Card	0.232	334,700		506,600	841,300
Total Parcel	0.232	334,700		506,600	841,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.48 /Parcel: 405.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68456
GIS Ref
GIS Ref
Insp Date 09/12/18

!8424!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	334,700	0	10,122.	506,600	841,300		Year end	12/23/2021
2021	101	FV	323,000	0	10,122.	506,600	829,600		Year End Roll	12/10/2020
2020	101	FV	322,600	0	10,122.	506,600	829,200	829,200	Year End Roll	12/18/2019
2019	101	FV	257,400	0	10,122.	506,600	764,000	764,000	Year End Roll	1/3/2019
2018	101	FV	255,400	0	10,122.	434,200	689,600	689,600	Year End Roll	12/20/2017
2017	101	FV	255,400	0	10,122.	405,200	660,600	660,600	Year End Roll	1/3/2017
2016	101	FV	255,400	0	10,122.	347,400	602,800	602,800	Year End	1/4/2016
2015	101	FV	254,200	0	10,122.	311,200	565,400	565,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:18:33

LAST REV

Date	Time
12/08/20	15:32:33
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8424

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAHAM RONALD R	1540-11	1	1/18/2019	Convenience	99	No	No		
LAHAM JANET A &	1468-67		3/13/2015	Convenience	99	No	No		
LAHAM A JANET,	1467-68		2/20/2015	Convenience	100	No	No		
ANGELO JANET A	1079-48		5/2/2005	Family	1	No	No		
	1079-48		3/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2004	181	Siding	6,000	C				partial vinyl, str

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	PH	Patrick H
8/30/2018	MEAS&NOTICE	CC	Chris C
4/4/2009	Meas/Inspect	197	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
5/6/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/1/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68456
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10122		Sq. Ft.	Site		0	70.	0.71	4									506,564						506,600	

Total AC/HA:	0.23237	Total SF/SM:	10122	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	506,564	Spl Credit		Total:	506,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02163017
Adj $ / SQ:	137.920
Other Features:	103528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411122
Depreciation:	76469
Depreciated Total:	334653

COMMENTS

OF=SINK IN BMT. EFP=ELEC HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

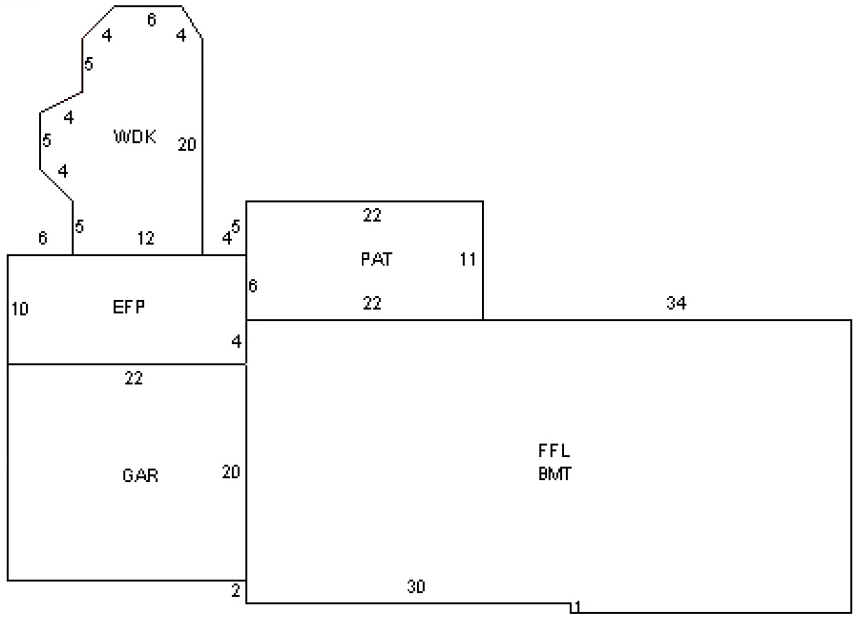
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	137.92
Special Features:	0	Val/Su Net:	80.69
Final Total:	334700	Val/Su SzAd	225.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,482	54.860	81,309
FFL	First Floor	1,482	137.920	204,398
GAR	Garage	440	21.130	9,297
WDK	Deck	282	9.750	2,750
PAT	Patio	242	3.880	939
EFP	Enclos Porch	220	40.460	8,900

Net Sketched Area:	4,148	Total:	307,593
Size Ad	1482	Gross Area	4148	FinArea	2075
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	